

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/NE-LYT/807

(for 1st Deferment)

<u>Applicant</u>	:	Fortune Achieve Land Investment Limited represented by LCH Planning & Development Consultants Limited
<u>Site</u>	:	Lots 608 S.A RP (Part), 608 S.B ss.1, 608 S.C RP (Part), 614 RP (Part), 615, 617, 619 RP and 620 RP (Part) in D.D. 85 and Adjoining Government Land (GL), Po Kat Tsai, Fanling, New Territories
<u>Site Area</u>	:	About 4,677m ² (including 820m ² of GL)
<u>Lease</u>	:	(i) Block Government Lease (demised for agricultural use) (about 82% of the Site) (ii) GL (about 18% of the Site)
<u>Plan</u>	:	Approved Lung Yeuk Tau and Kwan Tei South Outline Zoning Plan (OZP) No. S/NE-LYT/19
<u>Zonings</u>	:	“Green Belt” (“GB”) (about 99.5% of the site) “Residential (Group A)” (“R(A)”) (about 0.5% of the site)
<u>Application</u>	:	Proposed Temporary Public Vehicle Park (PVP) (Private Car and Light Goods Vehicle Only) for a Period of Three Years and Filling of Land

1. Background

On 31.8.2023, the applicant sought planning permission for proposed temporary public vehicle park (private car and light goods vehicle only) for a period of three years and filling of land at the application site (**Plan A-1**).

2. Request for Deferment

On 13.10.2023, the applicant’s representative wrote to the Secretary of the Town Planning Board (the Board) to request for deferred consideration of the application for two months in order to prepare further information (FI) to address departmental comments (**Appendix I**).

3. Planning Department's Views

- 3.1 The Planning Department has no objection to the request for the first deferment as the justification for deferment meets the criteria for deferment as set out in the Town Planning Board Guidelines on Deferment of Decision on Representations, Comments, Further Representations and Applications made under the Town Planning Ordinance (TPB PG-No. 33A) in that this is the first deferment requested by the applicant and the deferment would allow the applicant to prepare FI to address outstanding issues.
- 3.2 Should the Rural and New Town Planning Committee (the Committee) agree to defer a decision on the application, the application will be submitted to the Committee for consideration within two months upon receipt of FI from the applicant. If the FI submitted by the applicant is not substantial and could be processed within a shorter time, the application could be submitted to an earlier meeting for the Committee's consideration. The applicant should be advised that the Committee has allowed two months for preparation of the submission of FI, and no further deferment would be granted unless under very special circumstances.

4. Decision Sought

The Committee is invited to consider whether or not to accede to the applicant's request for deferment. If the request is not acceded to, the application will be submitted for the Committee's consideration at the next meeting.

5. Attachments

Appendix I	Letter dated 13.10.2023 from the applicant's representative
Plan A-1	Location Plan

**PLANNING DEPARTMENT
OCTOBER 2023**